
Sent: 21/06/2022 4:22:06 PM

Subject: Re: DA2022/0793 Lot 289 & Lot 290 DP 16362 12-14 Rock Bath Road PALM BEACH

Attachments: DA comment.pdf;

Attn: Mr. Thomas Prosser

Dear Mr Prosser,

Please find attached my submission regarding the above Development Application.

Sincerely,

Malcolm White

Malcolm White
16 Rock Bath Road
PALM BEACH NSW 2108

Thomas Prosser
Northern Beaches Council
Po Box 82
MANLY NSW 1655

21/06/2022

Dear Mr Prosser,

Re: DA2022/0793 Lot 289 & Lot 290 DP 16362 12-14 Rock Bath Road PALM BEACH

I am the owner of 16 Rock Bath Road, the adjoining property (on the lower side) of the proposed development. As both properties are on the cliff edge in the mapped hazard zones H1 (slope instability) and H1 (rock fall) and with the development being close to my dwelling, I have a number of concerns with the current DA.

The geotechnical report does not clearly or sufficiently address the hazard of cliff instability with due regard to risk to life/property. Nor is there assessment of reasoning as to whether pool excavation or construction loading will adversely impact cliff stability.

The site mapping does not include cliff face mapping. The contour plan does not contain any geomorphic mapping information.

It is ambiguous in Section 3.6 of the report whether the hazard represented by cliff instability has been explicitly considered. The report implies only the 15 degree lawn slope has been assessed using AGS 2007.

The geotechnical recommendations should include the requirement for a geotechnical engineer to inspect the site when excavations are underway to ensure the ground materials are as assumed and that no additional support is required. So too it should be stipulated it is essential a geotechnical engineer inspect and approve the foundation and footings before steel reinforcement.

Additionally given the proximity of my residence, potential for impact by rock breaker and sensitivity of my building (mortared sandstone wall), I consider that the following mandatory measures should be undertaken by the development contractor:

- Pre-construction dilapidation report
- Excavation/Construction stage vibration monitoring.
- Shoring/retention of pool excavations in soil adjacent to common boundary to appropriately control ground movements and prevent instability.

Yours sincerely,

Malcolm White